

S U M M A R Y

FILE NO.	2214	Thomas Guide Map No.	745
		Date Received:	11/03/05
		Date Distributed:	11/04/05
ENTITY	City of Auburn	Date Filed:	
ACTION	Petition for Land Annexation	Expiration 45 Days:	12/18/05
TITLE	Nichols Annexation	Board Meeting:	12/08//05

Location	The site is located on the west side of the City of Auburn. The eastern and southern boundaries of the site abut the City of Auburn. The western boundary of the Nichols Annexation is generally formed by 58 th Avenue South. The northern boundary is generally formed by SE 324 th Street (if extended).
Land Area	Approximately 9 acres (Two parcels)
Land Use	One single-family home.
Population	Four persons
Total Assessed Valuation	\$652,000
County Comprehensive Plan Designation	Residential Use
County Zoning	R-4 (Approximately 4 dwelling units per gross acre)
City Comprehensive Plan	Residential Low-Density
City Zoning	Residential – R-1 Single-Family Use (1 dwelling unit per acre)
District Comprehensive Plan	City of Auburn Comprehensive Water Plan and & Sewer District Plan
District Franchise	The proposed annexation does not require a franchise
Urban Growth Area (UGA)	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Auburn Comprehensive Plan
SEPA Declaration	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Julia Patterson

King County: Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State
Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan
Seattle (Metro)

Cities: Not Applicable

Fire Districts: City of Auburn Fire Department; Fire Protection District No. 31

Water Districts: Lakehaven Utility District; City of Auburn Water Utilities

Sewer Districts: City of Auburn Sewer Utilities

School Districts: Auburn School District No. 408

SUMMARY (File No. 2214)

The City of Auburn proposes the annexation of approximately nine acres of land, known as the Nichols Annexation. This annexation was proposed under the 60% petition method, pursuant to RCW 35A.14. Auburn City Council adopted the petition for annexation in August of 2005.

The site is located on the west side of the City of Auburn. The eastern and southern boundaries of the site abut the City of Auburn. The western boundary of the Nichols Annexation is generally formed by 58th Avenue South. The northern boundary is generally formed by SE 324th Street (if extended).

The unincorporated area is included in the "Annexation Element" of the City of Auburn Comprehensive Plan and is located within the Auburn Potential Annexation Area. The proposed action is consistent with City of Auburn Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City and provision of services to incorporated areas (e.g., CE-2 and CE-3).

The Nichols Annexation Area property owners are seeking annexation in order to develop properties under City of Auburn regulations and to receive public services (e.g., sewer services) from Auburn. Presently the area includes one single-family residence. Under City of Auburn regulations, the property could accommodate additional single-family dwellings.

The City of Auburn has planned for growth at this level of urban density and has established standards to guide ongoing uses and new development on the Nichols properties following annexation. More specifically, the City of Auburn is prepared to provide development review and environmental review to the annexation area based upon local, regional and state regulations.

The City of Auburn can directly provide (or contract for) urban services to the area. For example, the City of Auburn will provide police services, fire services, and emergency management services to the Nichols Area properties. The City will also provide for sewer service, storm water management, solid waste management, and other basic services. Lakehaven Utility District will continue to provide water to the Nichols properties. City facilities and recreation facilities would be available to the community. Children would attend schools in Auburn School District No. 408.

The City of Auburn reports that the proposed annexation conforms to the State Growth Management Act (36.70A. RCW) For example, the annexation is supported by RCW 36.70A.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit development of primary land uses and corollary public services (e.g., roadways) envisioned in the Act. Environmentally sensitive areas would also be preserved under the provisions of this annexation.

Further, the Nichols Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed Nichols Annexation:

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

LU-26: Urban growth shall be directed to urban areas where development can be accommodated and served.

LU-31: The County should identify urban development areas within the Urban Growth Area

LU-32: The County should encourage cities to annex territory within their designated potential annexation area.

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans.

U-201: Annexations should be encouraged in Urban Growth Areas.

U-204: The County should support annexations that are consistent with Countywide Planning Policies and the State Growth Management Act.

U-304: Growth should be focused within city boundaries.

The proposed Nichols Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to Auburn geographically and by social fabric (e.g., similar land uses and open spaces, shared sense of community). Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. Roadways and property lines establish boundaries for the Nichols Annexation Area.

The Nichols Annexation would also be consistent with Objective 3, which calls for creation of logical service areas. Local residents have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit. The City of Auburn is prepared to govern and serve the area.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. While the proposed annexation is small in size, the area lies within the Auburn PAA and so this incorporation is consistent with City plans to govern and serve the area. This annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

The City of Auburn has conducted fiscal analyses related to the proposed Nichols Annexation. The City will have sufficient funds to serve the area at present without a significant impact on cost and adequacy of services, finances, debt structure or rights of other governmental units. Upon annexation, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. Future capital needs and costs will be examined and funded through the Auburn Capital Investment Program.

The City of Auburn supports this annexation in order to serve citizens of the area. New residential development and coordinated services would benefit the greater Auburn community.

At this time, the City of Auburn is seeking a waiver from review of the proposed annexation by the Boundary Review Board (pursuant to RCW 36.93.110/RCW 35.A.14.295). RCW 36.93.110/RCW 35.A.14.295 permit the Board to waive review if a proposed annexation is less than 10 acres in size and is valued at less than \$2 million. The Nichols property is 9 acres and valued at \$652,000. The Boundary Review Board will be asked to consider the City of Bothell's request for a waiver at the Regular Meeting of December 08, 2005.